BOOSTS IN RENTS PAY \$100,000,000 **GAMBLING PROFIT**

Ouick Fortunes.

estate during the first bail of the judgment as to their value.

average tenant must pay extra on Street,-D. A. B.

speculators have jumped in even ahead of old landlords to force big rent boosts upon tenants, both in restlential and business districts.

While landiords, as a rule, have been compelled to undergo public denunciations for profiteering, most of the aggressive operations which have led to extertionate rent increases were started and carried on by the gamblers. In a majority of instances where old owners had refused to name incorporated in Wyoming in 1902, but it became inpolvent in 1905.

A. There was a company of this name incorporated in Wyoming in 1902, but it became inpolvent in 1905.

Q. I am a large holder of Copper shares and would like your valued and the buyers then lost no time in opinion as to weither surplus stock of class than 100 shares, have to pay an additional 1-8 of 1 per cent.

What your friend probably had in mind is the Southern Pacific Oil land case now before the United States Supreme Court. The company years ago received under Government grant a title to about 134,600 acres of land in California. The Government in 1905, but it became inpolvent in 1905.

Q. I am a large holder of Copper shares and would like your valued opinion as to weither surplus stock of class than 100 shares, have to pay an additional 1-8 of 1 per cent.

What your friend probably had in mind is the Southern Pacific Oil land case now before the United States Supreme Court. The company years ago received under Government in 1905, but it became incorporated in Wyoming in 1902, but it became inpolvent in 1905.

Q. I am a large holder of Copper shares and would like your valued opinion as to weither surplus stock of class than 100 shares, have to pay an additional 1-8 of 1 per cent.

What your friend probably had in mind is the Southern Pacific Oil land case now before the United States Supreme Court. The company years ago received under Government in the case is and the case has been in the courts for several years. First, the court of Appeals reversed the decision. The case is now before the While landlords, as a rule, have and the buyers then lost no time in opinion as to wether surplus stock of raising rents high enough to make copper metal are still piling up or their holdings worth more than they paid, as judged from investment viewpoints. The speculators have made taken production.—A. K.

It their business to ferret out proper
A. In the absence of Copper Pro
Southern Pacific affairs claim that if their business to ferret out proper-ies on which rents had not been alsed, and their importunities to buy

overnight there. "In the old days," said he, "these

SAVINGS BANKS.

EXGELSIOP SAVINGS BANK

38 ST NE 6 M AVE

Horth River Savings Bank SI West Sath Street.

FOUR PER CENT. Counts up to and including and a divident of 545 per annum excess of \$7,000 up to and include \$2,000, payable on and after Ja Sist, 1919.

Money deposited on or before July 10 will draw interest from July 1, 1210. CHARLES ROBE, President. GEORGE T. CONNETT, Secy. & Tipes.

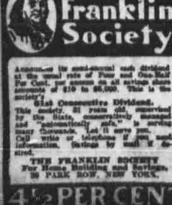
United States Savings Bank 5. W. Cor. Madison Ave. and 58th St., a dividend has been declared for the use or six months ending June 50, 1919, the rate of FOUR PER CENT.

Dollar Savings Bank OF THE CITY OF NEW YORK Third Avenue and 147th St.

Interest credited July 181, at the rate of Four Fer Cerst, per amum, on accounts from \$5 to \$1,000. Deposits made on or before July 18th draw interest from July 181. BRIAN G. HUGHES, President.

SAVINGS & LOAN ASSOCIATIONS

franklin



FINANCIAL NEWS AND PRICES

FINANCIAL Q'S AND A'S

column must be signed and give the dividends on its common stock in the Operators, Taking Advantage address of the sender. Predictions as near future. I have a few shares, the of Tenants' Necessities, Grab to how high or low stock may go will income from which I have partly de not be made. It is the purpose of pended upon to make both ends moet the column to give facts and figures which may assist a holder of stocks Speculators have taken more than or bonds, or one contemplating the doubtful if this company will resume sicales, see out of greater city real purchase or sale of them, in forming dividends within the next year. Much

Nearly all of this has been squeezed Q. In your description of the re- within the six months. However, the from tenants. As the rent roll has cent market you persistently laid latter development is not considered amounted to approximately \$500,000,000 stress on the withdrawal of money unlikely. a year, the new burden due to these from Wall Street depositories by inold gambling operations averages 20 terior banks. Will you please state friend in a Stock Exchange house to per cent. This is just about what the the amount of such deposits in Wall buy 100 shares of Southern Pacific at

A. No one can say with accuracy pany would soon be a big producer Estimates of these speculative just how large are the deposits of of oil and that the price I paid would profits and rent increases were veri- Western banks in Wall Street. What be made to appear ridiculously low. fled to-day by careful investigations you probably have in mind is the Is the company an oil producer and completed at the realty exchanges amount of money Western banks are what are its products. The stock and also by the private records of loaning in the market on call, which has now declined over 6 points, since brokers who act as specialists in means that they can demand it buck I purchased it. various sections. They testify to the whenever they desire. This has been A. In the first place you must be clever manner in which a few daring estimated as high as \$400,000,000 and mistaken in the price you paid for least \$100,000,000 of this amount has odd lots, for the high price of this been called within the past two weeks. The flurry in money rates was largely Buyers of odd lots, that is, amounts

and the buyers then lost no time in opinion as to wether surplus stock of

A. In the absence of Copper Producers' Association figures, such as were furnished before the war, only the lands and they expect them to have resulted promptly in raising the rents of themselves, or the owners, refusing to sell, would grasp the new opportunity and raise rents for their own account. QUICK FORTUNES FOR SOLD and 1,400,000,000. The normal amount

"I have seen property sold for \$16,000 resold at \$30,000; a building purchased for \$20,000 resold for \$90,000; another bought at \$26,000, with only \$1,000 cash equity, resold for \$50,000; the buyer of another at \$115,000 graphing within a month of cash ooo spurning within a month a cash offer of \$200,000; the same buyer paying \$160,000 for another parcel and retusing soon afterward a cash offer of \$100,000 profit. We sold a building for \$3,500,000 and the new owner was timeling to some of the sold and the new owner. ticket for Omaha at the Pennsylvania station iast night and had obecked his luggage when he thought again of the purchasers realising several times the profit which he secured and one of the two offered more than the combined profits on the original sale of the said.

Which explains the profits of the two offered more than the combined profits on the original sale of the said.

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The movement is getting active in midtown and on the lower west side. It has been running furiously through uptown home sections, becoming the main cause of continued veciferous protests from flat dwellers who have been forced to finance it through big boosts in rents. Washington Heights and the Broax have been hit particularly hard in this respect. And the excited buying of both private dwellings and flats in Brooklyn is due to similar conditions, the renters of houses being forced to buy in order to remain in possession of their homes, because the masses of by 'ers for all such properties plan to move in as soon as possible in their haste to escape extortionate landlords.

A few downtown operators have been the prominent in uptown home districts.

Frederick Brown, the leading trader, has been busy everywhere. Among his foremost followers have been Issue.

A. It may be regarded as very will depend on whether railroads receive a fat increase in freight rates

Q. I was recently induced by

competent authorities estimate that at the stock, unless you bought it in year was 115, touched on June 4.

GUICK FORTUNES FOR BOLD and 1,400,000,000. The normal amount of surplus copper metal is about 400.

Brokers in all sections now are sured thoroughly in the methods of gambling rent boosters. Typical of the entire city have been those in the business district around the new William Street subway. Charles F.

Noyea the most active broker in that district, said to-day that operators had been making fortunes almost overnight there.

SPECITLATOR.

A. It is the policy of this column never to express an opinion as to how high or how low a stock may go. However, the Federal Oil Company is now under a progressive management and its reports indicate that it is gradually bettering its condition. Still, its market action secures opicuous because of their strength, has been disappointing.

operators wanted properties leased for five, ten or even, twenty-one lesser lights.

Simon, Begerisch, Bings and drany lesser lights.

Siches lesser lights.

Siches, 12-9-18; Boston-Mont.

School, 13-14: All 12-13: Hecken, 51-4-6; Pig. 65; Caledonia, 38-41; Const. Ariz, Verde, 11-16-3-18; Hecken, 51-4-4; Agent lesser lights.

Simon, Begerisch, Bings and drany lesser lights.

Simon, Begerisch, Bings and drany lesser lights.

Simon, Begerisch and drany lesser lights.

Simon, Begerisch and drany lesser lights.

Simon, Begerisch and drany lesse

LEADS TO HIS ARREST

Returns to Raven-Haired Young Woman and Is Seized by Detective on Charge of Burglary.

"We were in a quiet real estate boom here a long time before the public realized it. Even the operators did not join the movement until it had become a scramble for property on the part of the buying public. Now the operators and speculators are in the market good and strong—Brown, Cohen, Elliott, Eckardt, Killpatrick, Mandelbaum, Marx, Natanson, Cruikshaak, Weinstein and dogens of others."

The movement is setting active in Reloom was arrested when Nix ideas. McGann, Balcom and Nix went to the of \$1 a share payable July 19.

Public Service Commissioner Au- mon, payable July 15.

has been busy everywhere. Among his foremost followers have been Isaac Portman, Joseph Shenk, Joseph Schleichter, the Mandels, Mordocals, Mayers, Morgenthaus, Levys, Berger, Browning, Benenson, Meisters, Lewis, Ports and Queens Gas Company to supply gas to residents of Douglaston and Douglas Manor. The per cent, and an extra of 2 1-4 per cent on common and regular quarterly dividend of 1 3-4 golies, Pincuses, Backer, Bergen, tion of the company to laying mains and furnishing the service demanded Deputy Commissioner Alfred M. Barrett, of Flushing, took the testimony which resulted in the order and

				3
	High	Low.	Laur.	CI
Am. Box Super	87%	56	361/2	
Att. Cat	68%	57 ta	07.%	
Att. Lone	81%	86%		+
Am, Sm, & Ref.,	8514	3416	284.56	-
Am. Steel Form	4235	49%	40%	
Ass., T. & T. Co	105%	104%	1005-56	4
Anaconda Min	74%	173%	10-2-5 CO.	÷
Atth., T. & S. F.	101	100%	A 444.70	4
At Golf, & W. L.	180	178%	178%	+
Balons Low,	1445.96	\$614.5m	10.15%	di.
Bult, & Ohlo	40%	6034	40%	-
Beth, Stort B et	6614	8156	87.76	
Bhlyn Rap. Tran	30%	599.54	1907.18	-
Cal. Petrolision	8614	34		+
Central Leather	107%	10314	100	+
Can, Pacific	10016	100%	160	-
Ches, & Otio	661/4	01%	94%	4
Chic., M. & St. P.	4216	41.56	42	
Ohine Copper	47%	40%	47	4
Corn Prod. Co	82%	775%	81%	+
Caucitie Steel	96	194 %	94%	4
Erie	17%	17%	17%	
General Motors Co.	2230-14	206	206	-
Great Nor. Ore	6716	45%	4619	4
Inspiration Copper	8414	63%	6416	4
Interboro Con	7%	1 7%	7%	
Interboro pf	2916	28%	10 Va	14.
Kennecott Copper.,	4114	40%	41	44
Maxwell Motor	49	4616	4614	4
Mer. Marine cl	003	31%	D# %	4
Mer. Marine co	117	110%	110%	_
Mer, Marine et, pf.		1844	184%	_
Mex. Petroleum	20%	28	18	_
Mismi Copper		61/6	31 %	-
Midwale Steel	5014	1.000	0014	
Mo. Pacific	283	32		
N. Y. Central	80	20%	79%	
N. Y. & N. H	20.76	21.76	275 %	7
Northern Pacific	97	96%	97	2
Pennsylvania BR	46	45%	46	+
Pitta. & West Va.		30	189	-
Reading		8714	255	+
Rep. Steel	D4	96	93	***
Sinclair Oil		61 %	61.19	
Southern Parific		10614	106%	*
Southern Ry		2019	20%	
Studetsker Co		105	105-16	-
Texas Co		1250	2709	-
Tobacco Prof	114 %	112%	123%	+
Union Patific	148176	10014	12014	-
U. S. Ind. Alcohol.	102	150	100%	-
U. S. Hubber	138%	3188 %	385%	+
U. S. Street	108%	10814	10814	+
U. B. Steel pf	110	216%	1.16	+
Utah Copper	9016	80	80 %	-
West'g'h'es E. & M	. DT %	97%	8719	+
		abare		

Total sales, 640,000 shares.

OILS ON THE CURB. Opened steady. Midwest, 179-181; Houston, 118-123; Sinclair Consolidated, 581-4, off 3-4; Sinclair Guif, 57 1-2-55: Victoria Oil, 21-4-21-2; Ryan Oil, 5-51-4; Boone, 71-2-8; Cosden, 11-111-5; Elk Basin, 10-102-4; Federal Oil, 31-8-31-4. The close was firm: Midwst., 181, up 2; Merritt, 273-4, off 1-4; Sinc. G.,

THE CURB. Opened steady. Inter. Cont. Rubber. 241-2-251-2; United Retail Stores, S. up 1-4; South Amn. Gold

Oct., 33.71, up 1; Dec., 33.64, off 1;

Jan., 23.25, off 10; March, 23.20.

Opened heavy. Sept., 22 to 23.75;

ONRUSH OF BUILDERS HALTS the U. S. Nebraska, came to be ar- and Stockholm cables to 25.86. Steriraigned in the West Side Police Court ing, demand 4.59 3-8, cables 4.60 1-4;
raigned in the West Side Police Court ing, demand 4.59 3-8, cables 6.43; Lire, to-day for alleged burglary.

"We were in a quiet real estate Sometime yesterday the room of John demand 8; Gilders, demand 38 34.

DIVIDENDS. United Gas & Electric Co.—Regular semi-annual of 2 1-2 per cent. on the

preferred stock payable July 15. U. S. Alloy Steel-Regular quarterly man were former Congressman Joseph Pittsburgh Coal Company of Pennsylvania-Regular quarterly of I 1-4 per cent. on common and 1 1-2 per

able July 25. Pitts Coal Company of New Jersey-Regular quarterly of 1 1-4 per L. Logan of the famous 26th Division cent. on preferred stock payable July and many veterans, as an escort.

quarterly of 50 cents a share on com- an escort. President De Valera is

Eureka Pipe Line Company-Reg quarterly of \$4 a share payable Aug. Senator David I. Walsh of Massachu

Transue & Williams Steel Forgings
Co.—Regular quarterly of \$1.25 a
share payable July 20.
American Shipbuilding Company—

COMET TO BACE ACAIM

NECK AND BACK BROKEN.

Charles Mercer Is Still Alive After A proceeding before the New Jersey army with his father, Brig. Gen. Van-Department of Labor revealed the fact derbit. he was a leader among the was just. The property owners contained the company's claim was just. The property owners contained the contained

CLOSING STOCK QUOTATIONS. News and Gossip of To-Day's Market-Present and Future Prices.

> News of the signing of the Peace Treaty by the German delegates came just before the opening of the stock Lighth and Ninth Avenue street car Island & Brooklyn subsidiary compamarket, but while stocks made a gen- lines are to be authorized by Public nies had been deferred "temporarily, erally higher opening and continued Service Commissioner Lowis Nixon, at least," to maintain a firm tone throughout siter a hearing scheduled for next the statement, said that the application to the two-hour session, there was no monday afternoon according to a tion of the universal transfers order of the universal transfers order of the universal transfers order of the "old". Public Service Commission. Acticeable. As a matter of fact trading the Public Service Commission. Acwas not quite as active as on Friday, cording to this report Commissioner and price movements were compara- Nixon will not entertain the idea of tively narrow.

the declaration of peace was antici- cents.

the treaty was finally signed there series of receiverships, he said.

International Paper, agricultural, tobacco, motor and food shares led today's advance. There was a slight
shading of prices as the market drew
to a close, but gains for the most
part were well maintained.

The bank statements which is now
which were alresty than usual.

watched more closely than usual, showed further improvement with an increase in surplus of nearly \$34,008.

ENRIGHT COMPLAINS OF LENIENCY TO CROOKS

And Hylan Replies That They Should Be Thrown Into Jail and Kept There.

Commissioner Enright relative to a complaint made by the Commissioner that the courts frequently show un-due and mistaken leniency to desperate and confirmed criminals and that the ball demanded in the case of robbers with bad records is generally too low. The Mayor wrote to Com-missioner laright asking him to make a thorough investigation.

"Confirmed criminals, especially strong arm men," wrote the Mayor, "should be thrown into jail as quickly as possible and kept there is long as Opened steady. July, 33.65, off 5: away their fear of being punished." In the course of his communication the Mayor put over these words of wis

> be arrested who has not violated the it would be better to let a dozen guilty escape rather than that one innocent person should be humiliated and dis-

CE VALERA OFF FOR BOSTON, TO BE GREETED ALONG ROUTE

Irish President's Half Brother and Former Congressmen J. F. O'Connell Accompany Him to Hub.

Eamonn De Valera, President of the Irish Republic, to-day went to Boston to attend a reception arranged there in his honor. With the distinguished Irish-F. O'Connell and Father Thomas J Wheelwright, half brother of the visitor Preparations to greet President Valera as he passes through New Londo and Providence were completed by dele

cent on preferred stocks, both pay- gations of admirers. When De Vaiers reaches Boston he will be driven to the Copley-Plaza Hotel, with Col. Edward

The train at Providence will be boarded by a committee of jurists and Jones Bros. Tea Company—Regular lawyers from Boston, who will act as scheduled to address the Bostonians to morrow at Fenway Park. United States setts will also be a speaker. A reception for President De Valera

COMET TO RACE AGAIN.

Young Vanderbilt Returns to Yachting, Dropped With War. Yacht racing is to be resumed by Cornelius Vanderbilt jr., until recently serving in the 27th Division, which he entered as a private.

Before young Vanderbilt entered the

army with his father, Brig. Gen. Van-

NIXON APPROVES EXTRA CHARGE FOR

Public Service Commissioner Likely to Authorize Change on Lines.

Transfers at extra cost on the a three-cent transfer, but will au-The reason for this, of course, that thorize transfers at either one or two

pated months ago and the market had When asked to-day whether he had discounted it by the rise stock prices decided on the matter, Commissioner have had since the beginning of Feb. Nixon was frank in saying he had ruary. There are a large number of not, even before the hearing, in a issues that have nearly doubled in neutral state of mind. He has price during the past four or five studied the situation from many angles and believes it preferable to For some time ti has been a theory permit the charging for transfers of professional speculators that when rather than to bring about a chaotic

would be a general dumping of "Of course, I shall wait until the stocks. These professionals usually hearing is held," said Commissioner make it a practice to buy securities Nixon. "It would not be fair for me in anticipation of a favorable devel- to express an opinion before that. opment, and sell them when good But I cannot say that I am of an news is announced. This is consid- open mind, even now, since I have ered a hazardous procedure at pres- given much thought to the problem ent for trade authorities unanimous- and realize what it involves. The ly agree that there will now be a question must be determined within large expansion in the business of the near future. Naturally, I am the country. Inasmuch as the United averse to abolishing transfers and States has virtually become the charging full fares on intersecting storehouse of the world, exports are lines. Yet, full fares would be the practically certain to run into new result of intersecting receiverships, and that, of course, would be harder Peace stocks such as corn products, on the public than a small charge for transfers. My efforts are directed to bring about a result which, in the end, will cause the least burden on

> While the Commissioner declined to discuss the question of an increased fare, it is no secret that he would have preferred a general six-cent fare all along the line rather than a sporadic charge for transfers. Job E. Hedges, as receiver for the

New York Railways Company, operating the so-called green cars, has asked the Public Service Commission o permit the abolishment of transfers at ninety-three transfer points of the system, and for permission to charge 3 cents for any transfer in addition to the regular 5-cent fare. This will Mayor Hylan to-day made public mean an added revenue, according to Mr. Hedges, of \$900,000 a year, and will bring for the system about \$1,300,-600 a year above expenses, not count ing fixed charges and all reserves for surplus and contingencies. In granting the plea for a hearing Commissioner Nixon set Monday afternoon at 2.30.

B. R. T. DEFERS PAYMENT, HOPES FOR HIGHER FARES

'GREEN' TRANSFERS terest on certain bonds was coupled significantly with reference to the comeffect that the payment of interest due on July 1 on the bonds of the the Nassau Electric and the Coney

PRINTERS INDORSE LEAGUE AND OPPOSE BOLSHEVISM

and Copper Plate Union Steel Adopts Resolution Favoring Self-Determination for Ireland.

Joseph S. Leach, of Boston, was today elected president of the International Steel and Copper Plate Printers' Union of North America, which,

convention here, adopted resolutions in favor of the League of Nations Application Before Nixon Says for tretand.

Williams Announcing Subsidiary
Payment Postponement.

Announcement to-day by the Brookyn Rapid Transit Company of the temporary determent of the payment of interest on certain bonds was coupled agnificantly will reference to the company's petition for increased fare.

The statement, issued by President Williams of the B. R. T., was to the ffect that the payment of interest to on July 1 on the house of interest to on July 1 on the house of interest to on July 1 on the house of interest to on July 1 on the house of interest to on July 1 on the house of interest to on July 1 on the house of interest to on July 1 on the house of interest to one on July 1 on the house of interest to one on July 1 on the house of interest to officers will be vice President. Whereas a moclate officers will be vice President, W. K. Eastman, Ottawa. Canada; Scorretary-Tréasurer, James E. Goodyear, Philadelphia: Organizer, John C. Lippert, Chicago; Belward Beach, Washington; Executive Council, Gerald McGill, Philadelphia: Organizer, John C. Lippert, Chicago; Belward Beach, Washington; John C. Lippert, Chicago; Delegate to the A. F. or L., William D. Clark, Washington; Executive Council, Gerald McGill, Philadelphia: Organizer, John C. Lippert, Chicago; Delegate to the A. F. or L., William D. Clark, Washington; Executive Council, Gerald McGill, Philadelphia: Organizer, John C. Lippert, Chicago; Delegate to the A. F. or L., William D. Clark, Washington; Executive Council, Gerald McGill, Philadelphia: Organizer, John C. Lippert, Chicago; Delegate to the A. F. or L., William D. Clark, Washington; Executive Council, Gerald McGill, Philadelphia: Organizer, John C. Lippert, Chicago; Delegate to the A. F. or L., William D. Clark, Washington; Schward Beach, Washington; John C. Lippert, Chicago; McGill, Philadelphia: Organizer, John C. Lippert, Chicago; McGill, Philadelphia:





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The Adirondack Mountains, Saratoga Springs Lake George, Lake Champlain, the Thousand Islands of the St. Lawrence, Niagara Falls

Booklete ndacks and Thousan-

The United States Railroad Administration invites you to travel and offers Summer Excursion fares. For further information and descriptive booklet containing list of hotels, call at Consolidated Ticket Offices-64 Broadway, 57 Chambers Street, 31 West; 32d Street, 114 West 42d Street, New York; 336 Fulton Street, Brooklyn, or write the nearest Travel Bureau, stating booklet desired.

· United · States · Railroad · Administration ·

